

INTRODUCING BROADWAY MEDICAL PLAZA

For Lease: ±34,673 RSF Medical



3901-3903

BROADWAY

MERIDIAN
Buildings for Life
MPCCA.com



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PROPERTY HIGHLIGHTS

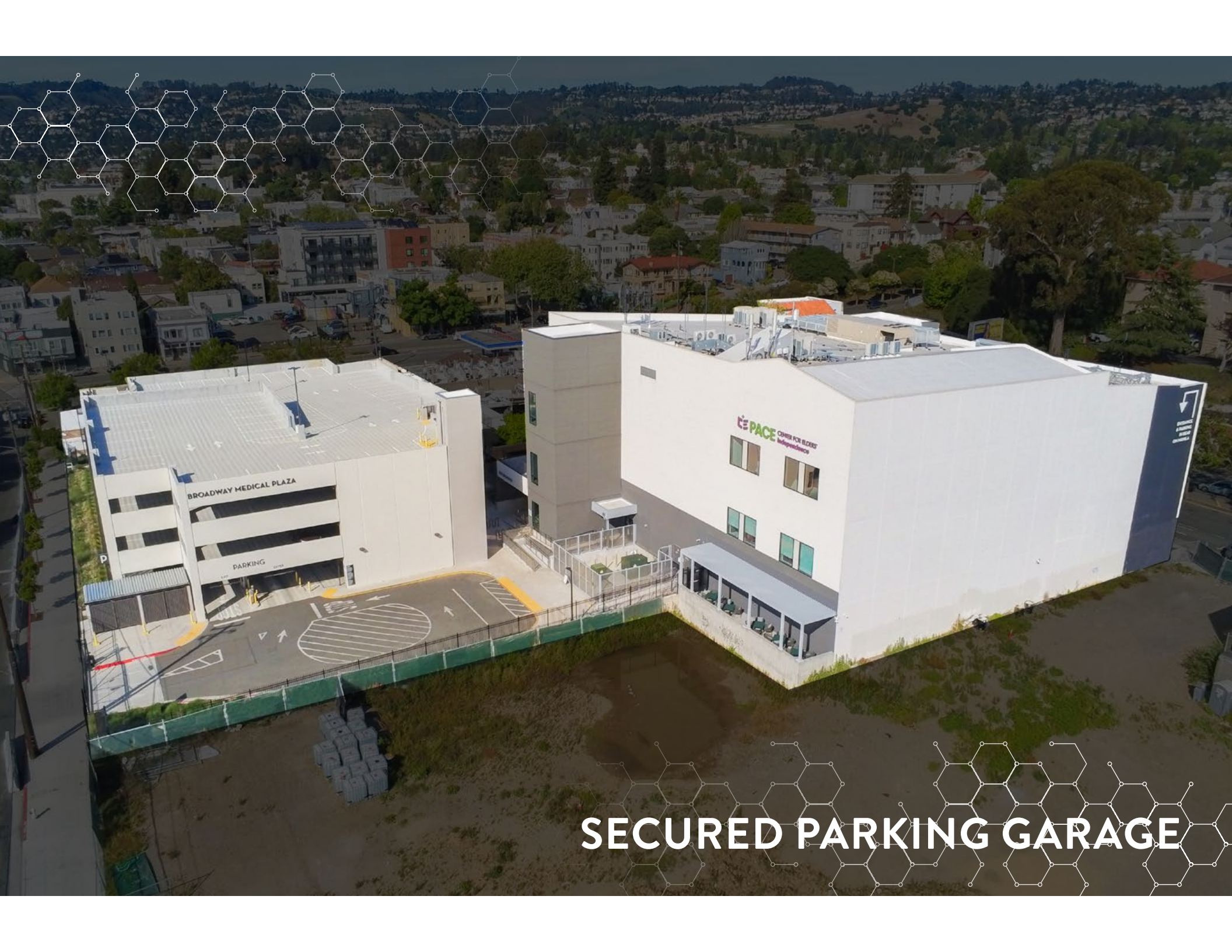
- **Building & Garage complies with University of California's Seismic Performance Rating (SPR) IV**
- Extensive capital improvements for medical conversion
- Secured, reserved parking (3.8/1,000 sf ratio)
- EV stations being installed
- Fully fenced in with 24/7 live monitored camera security
- Largest block of contiguous medical space in the Oakland/I-880 submarket ($\pm 34,673$ SF) - divisible to 3,000-5,000 SF
- Unique signage opportunity
- Experienced and respected healthcare focused ownership
- Convenient drop-off, pickup and discharge areas
- Reimagined Class A medical office building strategically located near Pill Hill

LOCATION ACCESS

 67
Good Transit

 87
Very Bikeable

 97
Walker's Paradise



SECURED PARKING GARAGE



3901-3903 BROADWAY

SECOND FLOOR / ±19,465 RSF

- Occupant Area
- Floor Service

- Vertical Penetrations
- Balcony | Terrace

- Building Service
- Enclosed Non-RSF



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THIRD FLOOR / ±18,540 RSF

- Occupant Area
- Vertical Penetrations
- Building Service
- Floor Service
- Balcony | Terrace
- Enclosed Non-RSF



Mechanical Mezzanine



MASS TRANSIT OPTIONS NEAR 3901 BROADWAY

KEY

AC Transit Stops

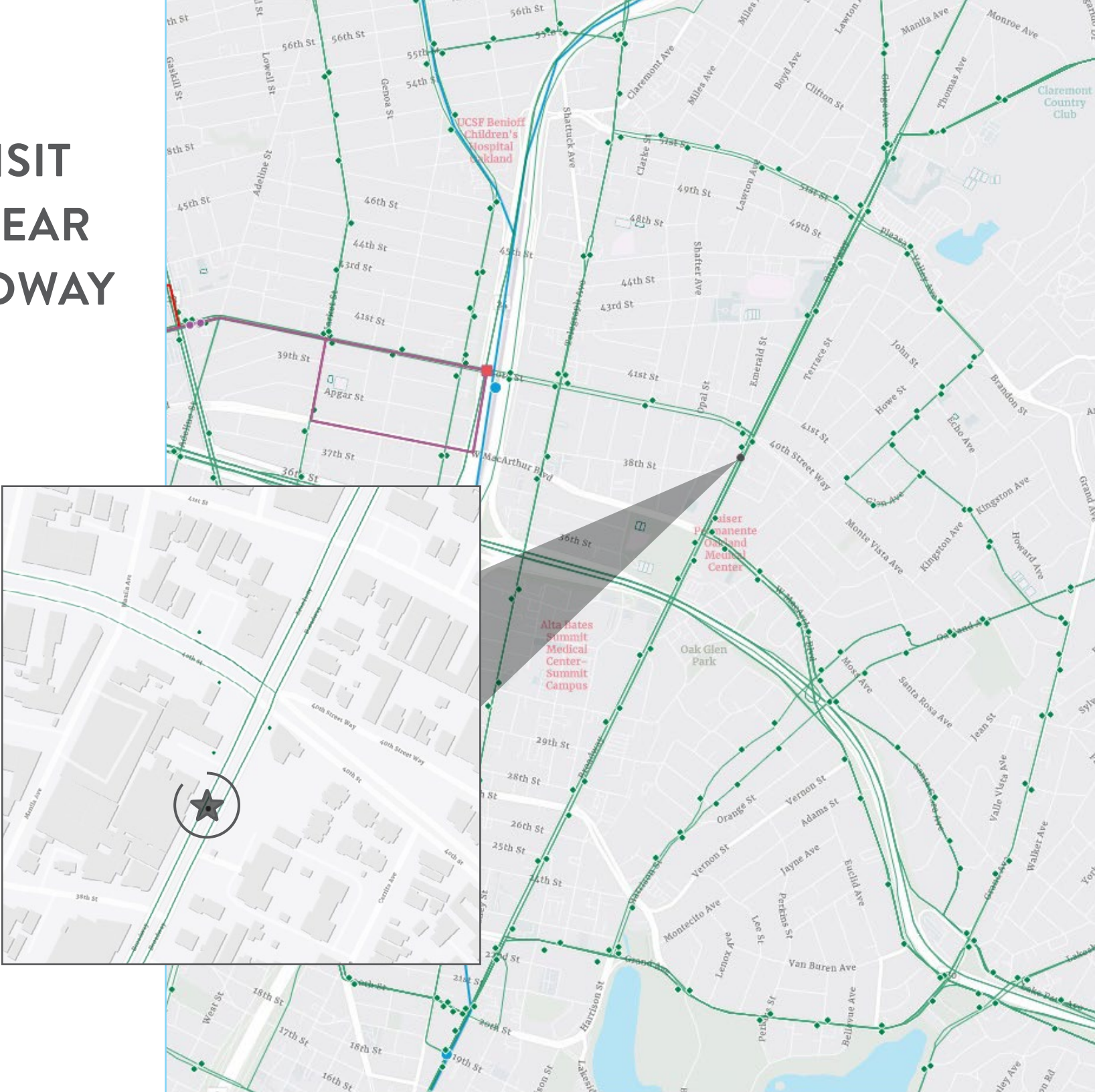
BART Stations

Caltrain Stations

Ace Stations

AC Transit Routes

VTA Light Rail Stations





LEASING

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